



**Home and Acreage with Horse Barn
within City Limits - Cranbrook, BC**



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Cranbrook, BC

PROPERTY DETAILS

Listing Number:	26254
Price:	\$1,898,000
Taxes (2025):	\$3,355
Size:	53.57 acres

DESCRIPTION

Beautiful Rocky Mountain view acreage set on 53.6 acres within the City of Cranbrook—an excellent long-term holding property with immediate appeal as a well-established horse property.

The property features an immaculate rancher offering 2 bedrooms and 2 bathrooms, with a full walk-out basement. Adjacent to the home is a large three-bay carport.

Equestrian infrastructure is well developed, including an 11-stall horse barn with hay loft, tack rooms, and a bunk room, all situated among multiple corrals and paddocks. Additional features include a separate horse shelter with water and several functional storage buildings around the property. An Olympic-size dressage arena is also located on the property; while it has grown over, it could be restored with reasonable work.

The land offers a pleasing mix of open pasture and healthy forest. A unique feature is a small pond that seasonally fills with groundwater in the spring/early summer, creating a natural watering area that is frequently visited by elk. With the addition

of a liner, it could potentially be maintained as a year-round stock water pond for irrigation, fire suppression, or landscaping purposes.

The property is well serviced with natural gas, 600-amp power, a 20 GPM drilled well, and a private septic system. The home includes a newer high-efficiency gas furnace, air conditioning, a reverse osmosis water filtration system in the kitchen, a water softener, and central vacuum.

Access is via a long private driveway through the forest, where the home is ideally positioned to take in the surrounding mountain views. Despite the private setting, the property is conveniently located within 10 minutes of schools, the hospital, the international airport, and the full range of amenities offered in the City of Cranbrook.

LOCATION

4836 Kenney Road - Cranbrook, BC

Driving Distances

- Rockies International Airport: 10 minutes
- Hospital: 8 minutes
- 5 legit golf courses: 8 minutes or less
- Kimberley Alpine Resort: 21 minutes
- Fernie Alpine Resort: 55 minutes
- Spokane: 3 hours 30 minutes
- Calgary: 4 hours

DIRECTIONS

Google maps will bring you right there.



AREA DATA

Cranbrook

Located in the southeastern corner of British Columbia, Cranbrook sits in the broad Rocky Mountain Trench between the Rocky Mountains and the Purcell Mountains. This geography gives the area its wide valley landscapes, open skies, and surrounding mountain views. Cranbrook serves as the commercial and service hub for the East Kootenay region and has a population of roughly 20,000 people, with many more in the surrounding rural communities. The city enjoys a relatively dry, sunny climate compared with much of British Columbia, making it well suited to agriculture, ranching, and outdoor recreation. Historically rooted in forestry, mining, and rail transportation, Cranbrook has grown into a diverse regional centre supporting industries such as natural resources, tourism, health care, and education. The city offers a full range of amenities including a regional hospital, the Canadian Rockies International Airport, shopping centres, schools,

and recreational facilities. Residents enjoy an outdoor-oriented lifestyle with easy access to hiking, skiing, fishing, golf, and backcountry adventures throughout the East Kootenays. With its balance of small-city convenience, strong regional services, and immediate access to mountains, lakes, and wilderness, Cranbrook offers a relaxed yet active lifestyle that attracts both families and outdoor enthusiasts.

RECREATION

The Cranbrook area is widely known for its exceptional outdoor recreation and sunny climate, making it a year-round destination for golf, skiing, cycling, and horseback riding. One of the region's standout features is the concentration of high-quality golf courses. Within minutes of the property are several highly regarded courses including Wildstone Golf Course, Shadow Mountain Golf Course, St. Eugene Golf Resort, Bootleg Gap Golf Course, and the Cranbrook Golf Club. In fact, there are five golf courses within roughly eight minutes

of the property, offering a remarkable variety of mountain and valley golf. Across the broader Cranbrook-Kimberley region, golfers can access as many as seven championship courses within about 25 km, all set among forested slopes, rivers, and panoramic Rocky Mountain views. Cycling and trail recreation are also a major draw. The scenic NorthStar Rails to Trails runs approximately 28 km between Cranbrook and the nearby mountain town of Kimberley, following a gentle former railway grade through forests, wetlands, and open valley landscapes. The trail is popular and passes through the Wycliffe area not far from Kennedy Road, making access relatively convenient from this property.

Winter recreation is equally accessible, with the slopes of Kimberley Alpine Resort only about 25 minutes away and the renowned powder terrain of Fernie Alpine Resort roughly an hour's drive.

Complementing the surrounding recreation, the property itself offers an ideal rural lifestyle with ample space for horseback riding and equestrian use. The land includes multiple paddocks and an older Olympic-size dressage arena that, while currently overgrown, could reasonably be restored—allowing owners to enjoy riding right on their own property while being minutes from some of the East Kootenays' best recreation.

MAP REFERENCE

49°33'40.42"N and 115°45'52.27"W

BOUNDARIES

Please see maps and aerial photos, lines sketched in on aerial images are approximations only.

INVESTMENT FEATURES

The City of Cranbrook has applied and is expecting final approval this year to remove the land it owns to the north of this property from the ALR—further

from the City. The long-term growth plans in the Official Community Plan (OCP) label this land Urban Holdings/Reserve.

SERVICES

- Drilled well - 20 GPM
- Septic tank and field
- Natural gas
- Reverse osmosis filtration system
- Power - 600 amps to property

IMPROVEMENTS

- House - 2 bedroom/2 bathroom
- Garden shed by house
- Horse barn - 11 box stalls (4 are foaling stalls with pee drains) with hay storage above for approx. 20 tons of hay and convenient hay shoot to below. There are also 2 tack/storage rooms and a bunk room (needs updating).
- Pump house/storage
- Fenced and cross fenced - the perimeter wire fencing needs some maintenance

ZONING

RR16 - Rural Residential Extensive Zone
OCP - Urban Holdings

Note: the property is also in the ALR

LEGAL

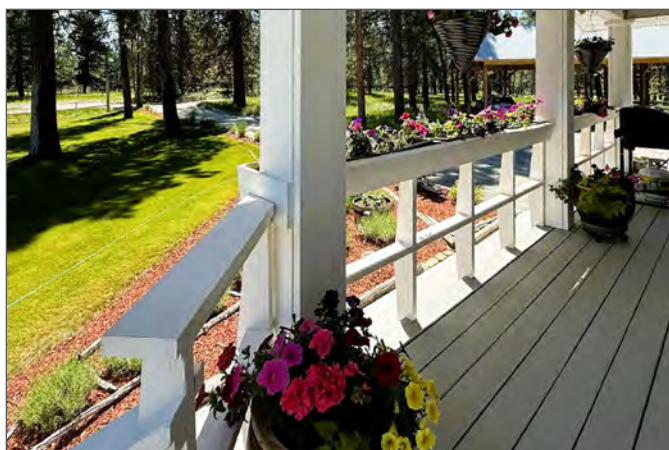
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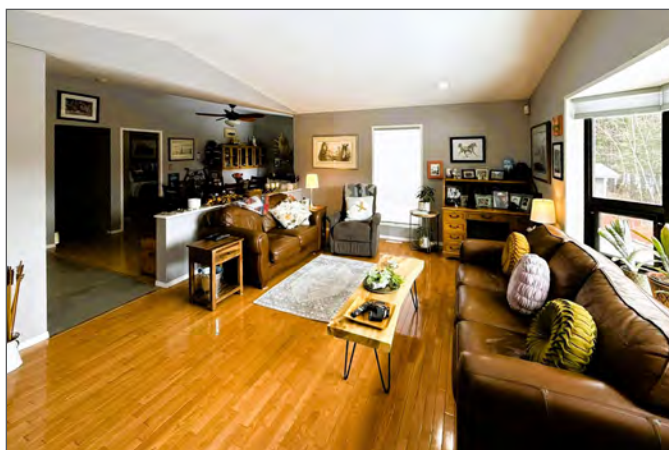
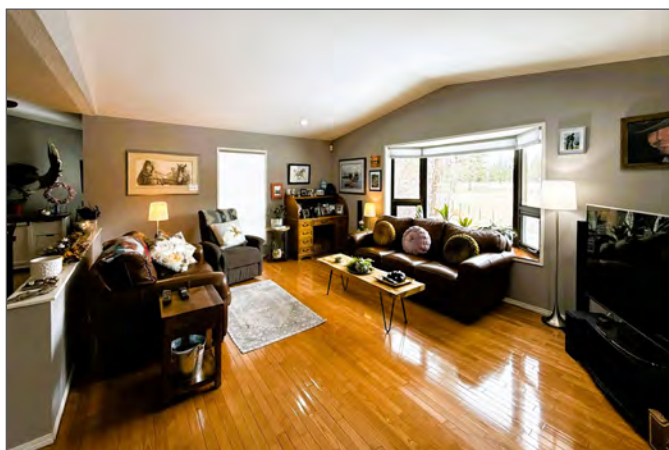


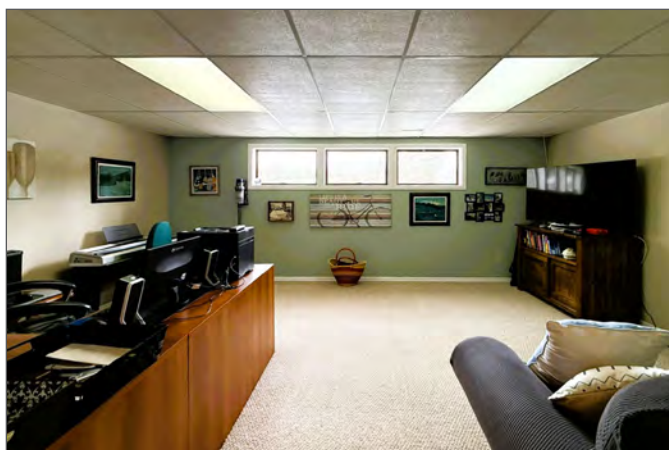
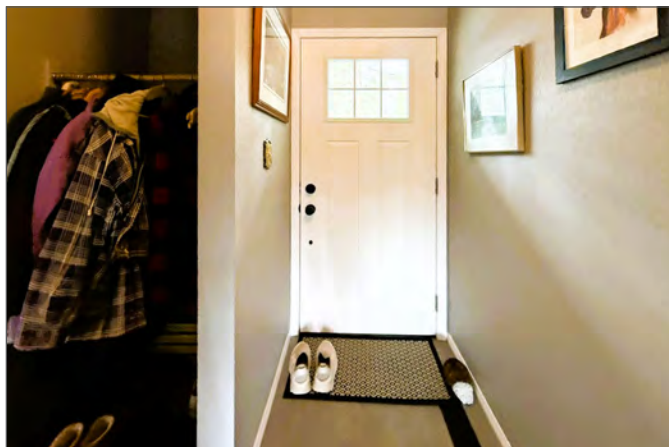
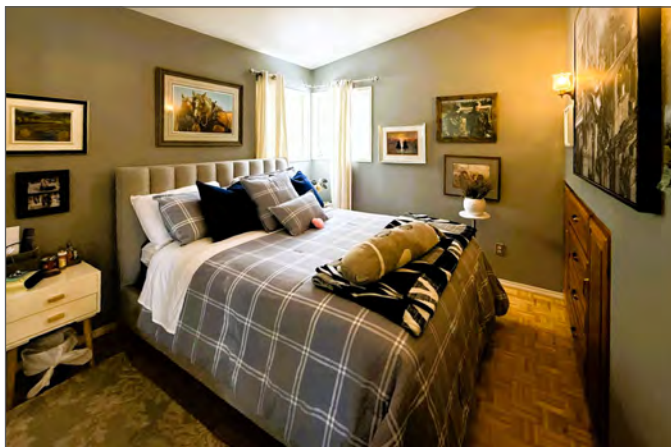


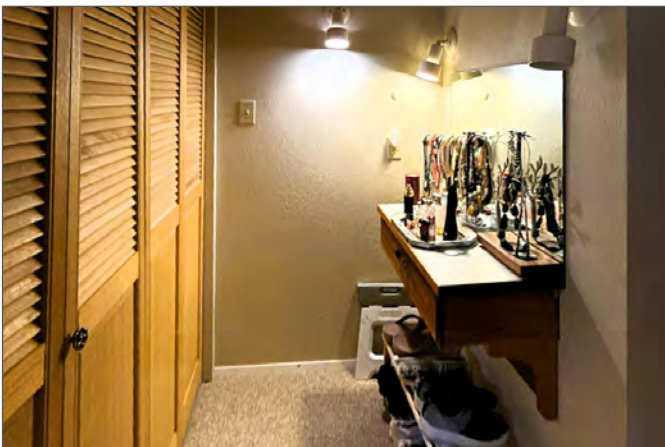


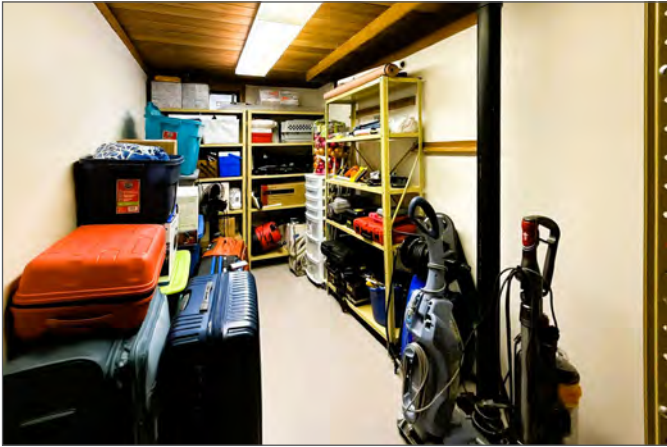




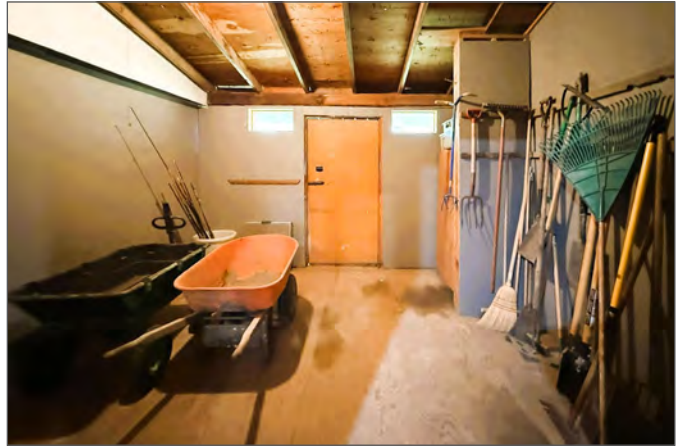


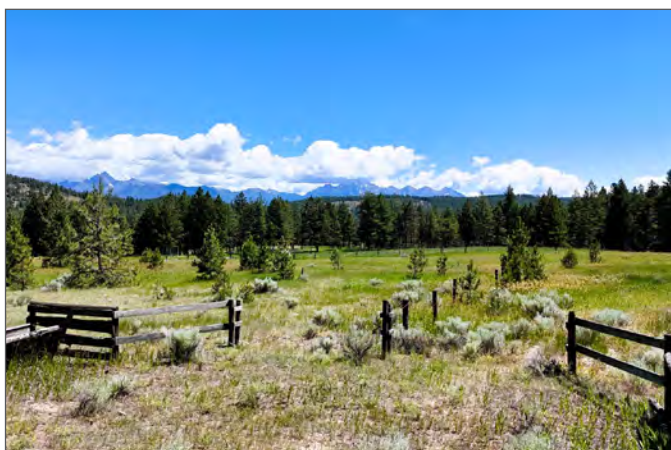
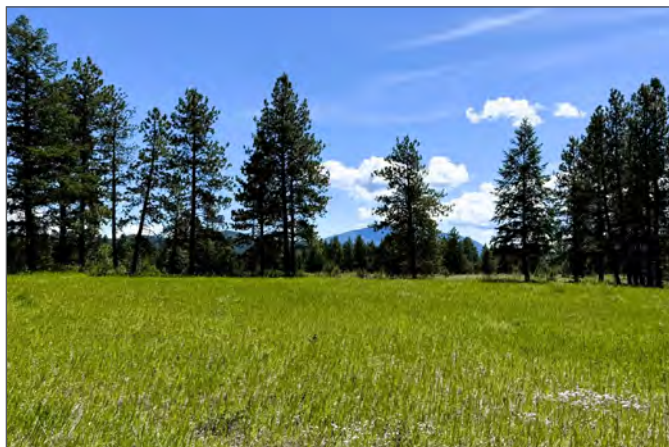




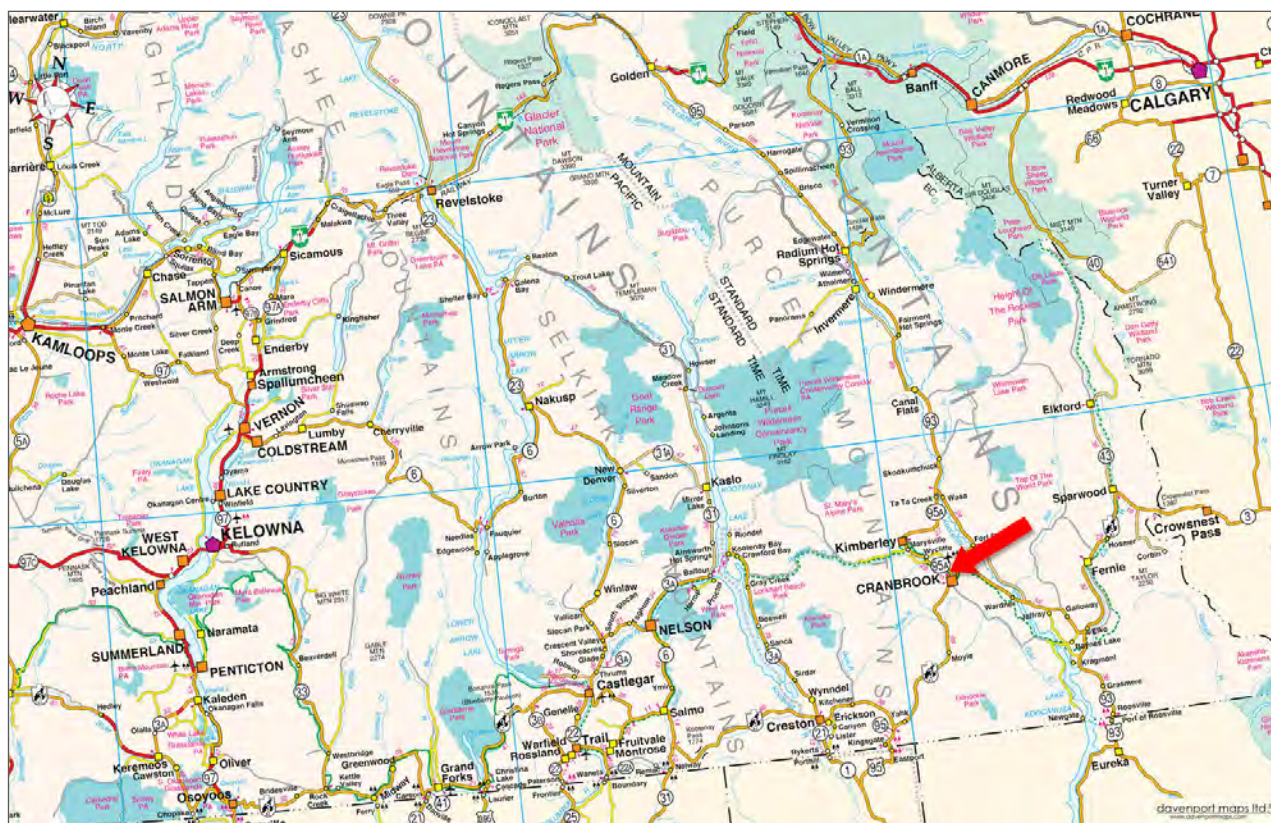


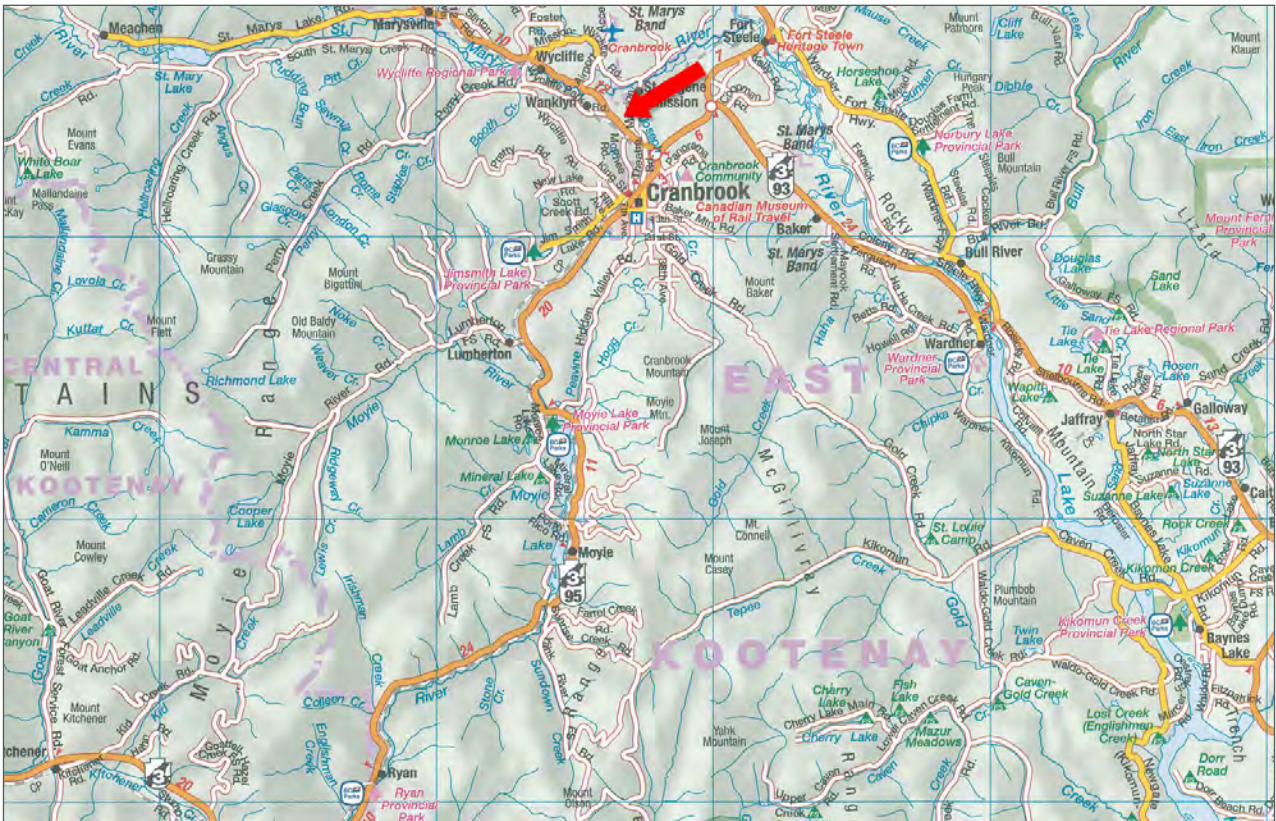
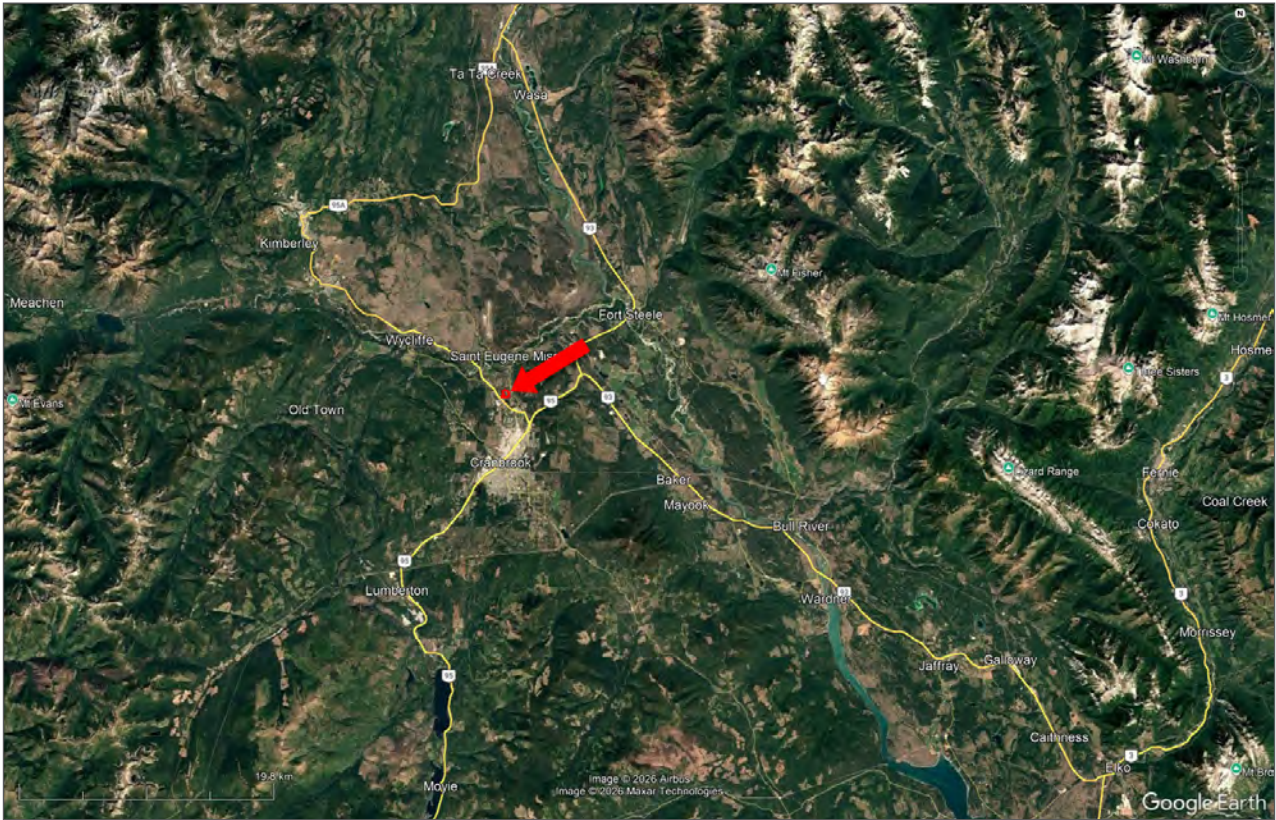


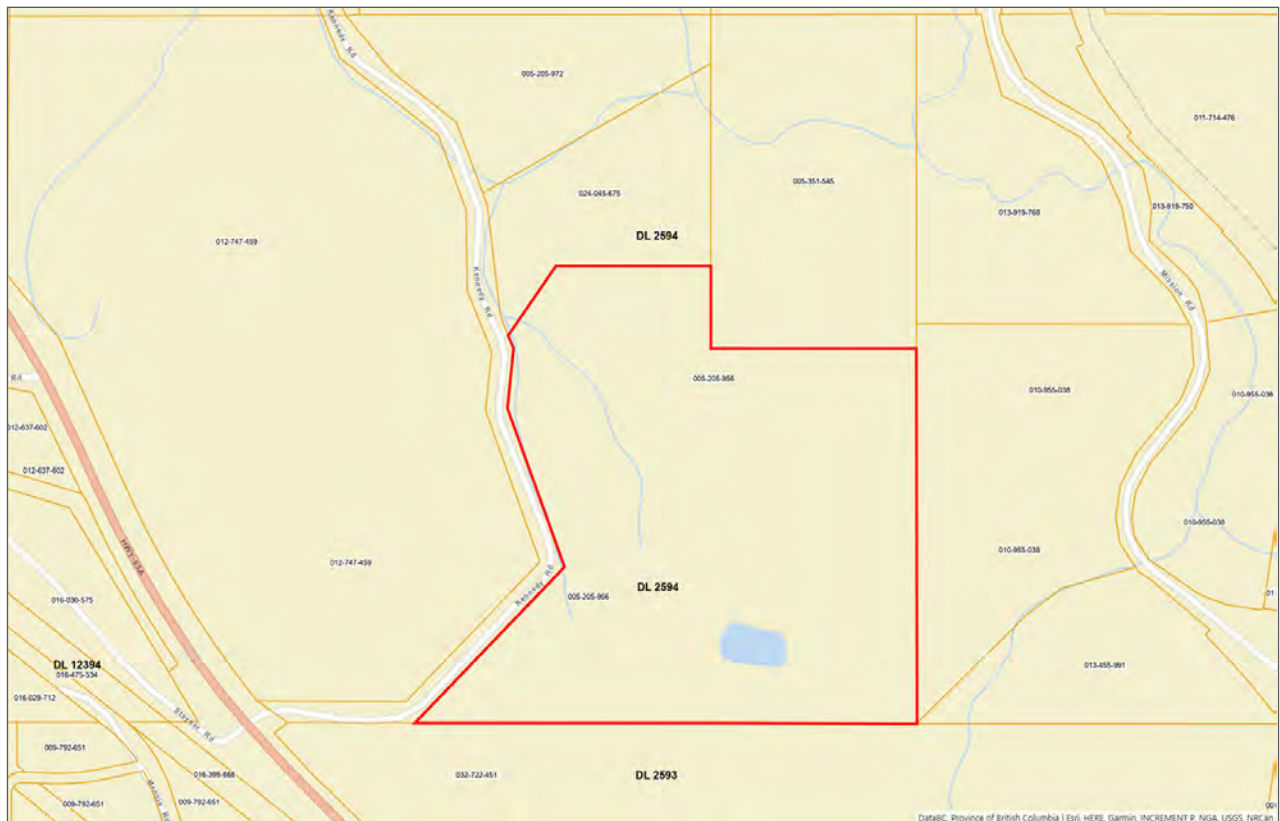
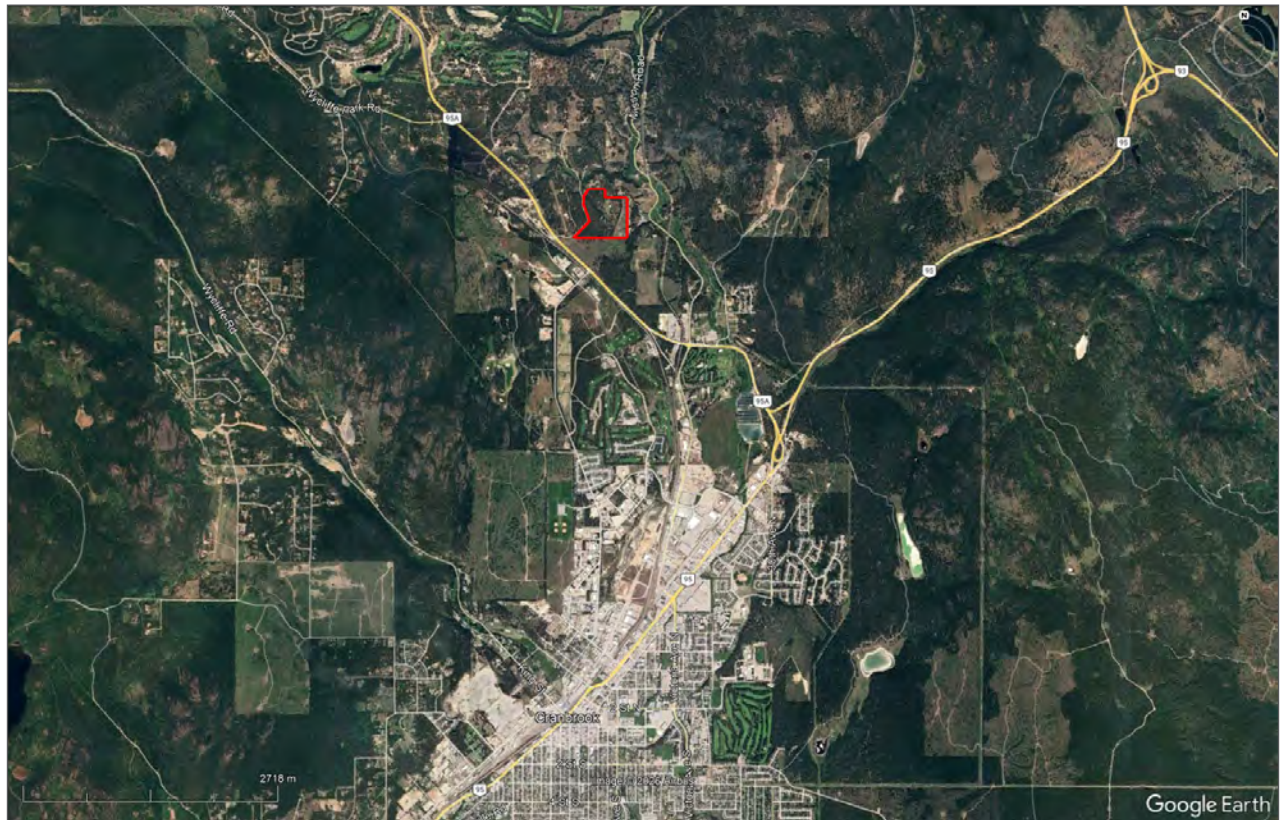


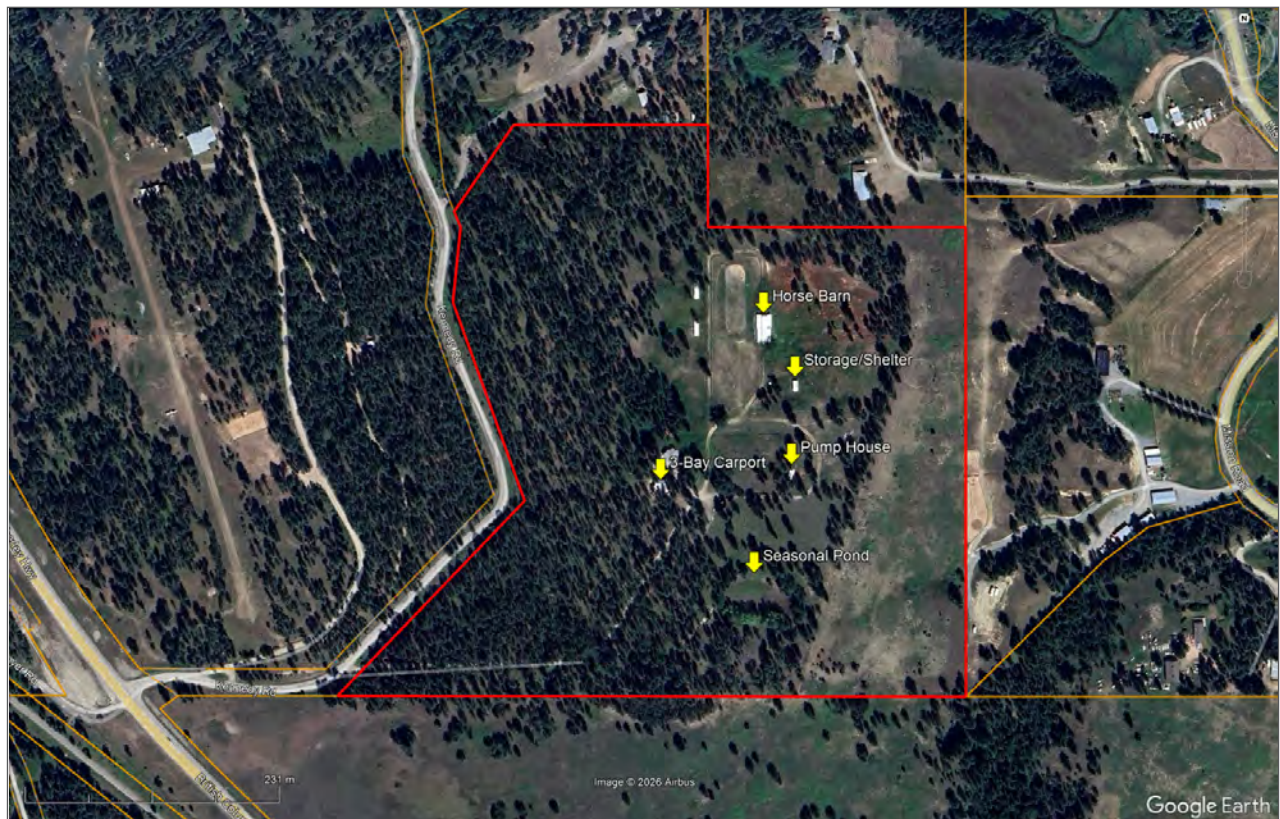
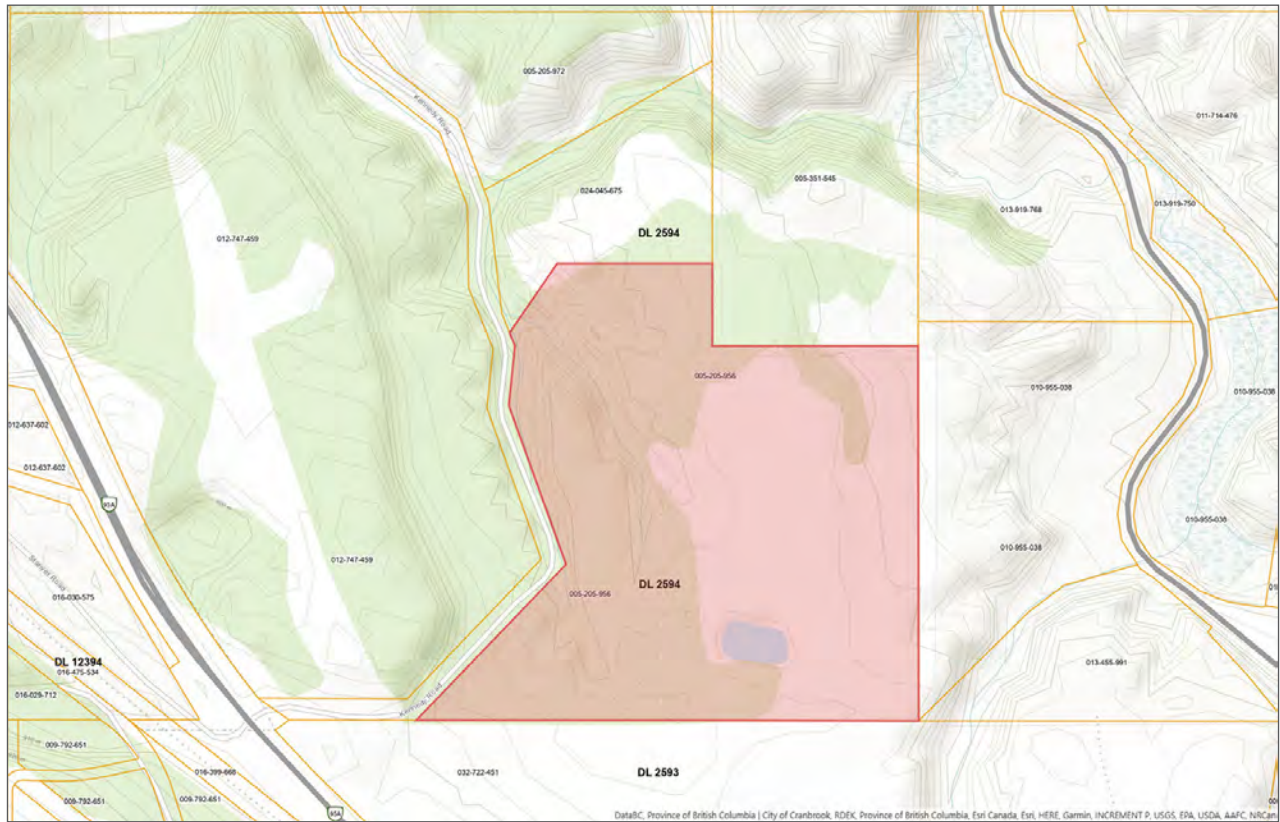












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